PT LOT 1280 IN OR 2266/106
TOWN OF CRAWFORD

SANTOS JUAN T/SPEROW GRETCHEN M
34055 BREADCRUMB TRL
CALLAHAN, FL 32011

2025

23-1N-24-2180-1280-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CROSSFIRE TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/30/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	140,888
TOTAL MARKET VALUE	5,822
SOH/AGL Deduction	0
ASSESSED VALUE	5,822
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,822
TOTAL JUST VALUE	140,888
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2266/0106	3/18/2019	TD	Q	V	02	70,000
GRANTOR: CAPPS LIVING TRUST						
GRANTEE: SANTOS JUAN T & GRE						
1579/0687	7/31/2008	QC	U	V	07	100
GRANTOR: DILLIN MICHAEL BRYCE						
GRANTEE: CAPPS EDWIN H						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	8.50	AC		1.00	1.00	1.00	685.00	685.00	5,822							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.50	AC		1.00	1.00	0.85	19,500.00	16,575.00	140,888							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 8.50 Total Land Value: 5,822 Market: 140,888 Agricultural: 5,822 Common: 0 PRINTED 07/30/2025 BY SYS